IN RE: PETITION FOR ZONING VARIANCE NS Kenilworth Drive, 171' W of Marleigh Circle (1104 Kenilworth Drive) 9th Election District 4th Councilmanic District

Charles Towson Associates

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 88-356-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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The Petitioner herein requests variances to permit four (4) building identification signs totalling 126.8 sq.ft. in lieu of the permitted one sign totalling 105.11 sq.ft.; to permit signs to project 8 inches from the building in lieu of the permitted 6 inches; and to permit the signs to be backlit in lieu of the required illumination that is provided for the building or site, all as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by Leonard Stillman, General Partner, and Stephanie Rummel, Manager, appeared, testified and was represented by Counsel. In support of the Petition, Lee Klebe of Triangle Signs, appeared and testified. Mary Ginn appeared on behalf of the Alliance of Baltimore County Community Councils (ABC).

Testimony indicated that the subject property, zoned 0-1, consists of approximately 3.54 acres plus or minus and is currently improved with an office building. Ms. Rummel testified that the building was completed approximately one year ago. Testimony indicated that the property is located off of Kenilworth Drive and shares a common entrance with another building known as "The Exchange" which is closer to Kenilworth Drive than the subject property. Ms. Rummel testified that due to the lack of any markings on the building visible from Kenilworth Drive, she has received numerous inquiries from people who have had difficulty locating the building. The Petitioner proposes adding three more identification signs on the building to assist its customers. One of the signs proposed, marked "Sign D" on Petitioner's Exhibit 1, is simply to place the ad-

PETITIC FOR ZONING VAI_ANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

....

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section ______ 204 - 0-1 (OFFICE BUILDING) ZONES, specifically

Section 204.3 C 3. to permit 4 building identification signs totalling 126.8 sq. ft. in lieu of the pennitted one sign totalling 105.11 sq. ft.; to pennit signs to project 8 inches from the building in lieu of the permitted 6 inches; & to allow the signs to be backlit in lieu of the required illumination that is provided for the building or site

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
Sign restrictions of Section 204.3 C 3 result in a hardship and practical difficulty for several reasons. Guests and general public have difficulty locating building, particularly at night. It is set back from roadway and its lobby entrances are below road level. Traffic approaching from either dir stion on Kenilworth Drive has difficulty identifying and locating building, imparing traffic safety. Building uses common access drive with adjacent office building and present signage does not adequately distinguish the buildings or direct visitors to building, nor are signs permitted above the two lobby entrances to the building to identify it. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this

petition, and further agree to and are to be bound Baltimore County adopted pursuant to the Zoning	by the zoning regulations and re Law For Baltimore County.	estrictions of
	I/We do solemnly declar under the penalties of perju- are the legal owner(s) of which is the subject of this P	ry, that I/we the property.
Contract Purchaser:	Legal Owner(s):	-
Not Applicable.	CHAPLES TOWSON ASSOCIAT	ES E. D.
(Type or Print Name)	(Type or Print Name)	DATE
Signature	Signature Leonard Stallma General Partne	
Address	(Type or Print Name)	or _
City and State	Signature	W ·3
Attorney for Petitioner:		
GORDON L. PELTZ	1147 Donnington Circle	
(Type or Print Name)	Address	Phone No.
Krillet	Towson, MD 21204	
Signature	City and State	
105 Ware Avenue	Name, address and phone number of le tract purchaser or representative to b	
Towson, MD 21204		
City and State	Name	
Attorney's Telephone No.: (301) 296-3454		
	Address	Phone No.
ORDERED By The Zoning Commissioner of	Baltimore County, this29t4	day

of ______, 19_7_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be nad before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore 14th day of March

ESTIMATED LENGTH OF HEARING -1/24R.

AVAILABLE FOR HEARING MON./TUES./WED. - NEXT THO MONTHS

dress number "1104" in the left top corner of the building which will be seen by traffic once in the driveway. The other two signs, marked "B" and "C" on Petitioner's Exhibit 1, are to place the name of the Petitioner, "Charles Towson Associates" above the front and rear entrance doors to the building. In support of Petitioner's request, numerous pictures marked as Petitioner's Exhibits 2 and 3 were submitted. Ms. Rummel testified with respect to each. The purpose of the pictures was to support the Petitioner's position that the proposed signs in many instances will not be visible from the adjoining residential area and those instances in which they can be seen should not prove to be offensive.

Lee Klebe testified that a variance to permit the signs to project 8 inches from the building in lieu of the permitted 6 inches is being requested in order to permit repair and maintenance to the sign in a safe and efficient manner. This variance is especially necessary if the requested backlighting is granted. Mr. Klebe testified he is familiar with the area and Signs "B" and "C" should be seen only from the parking lot and not by the adjoining residences.

Ms. Ginn testified on behalf of the ABC's that as a matter of policy, the Councils are opposed to any variances to the sign regulations. After reviewing the proposed plans in this case, Ms. Ginn had no specific objections.

The Petitioner seeks relief from Section 204.3C pursuant to Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.)

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. The sign variances proposed are minimal and limited to information which should help identify the building. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this Winday of March, 1988 that variances to permit four (4) building identification signs totalling 126.8 sq.ft. in lieu of the permitted one sign totalling 105.11 sq.ft.; to permit the signs to project 8 inches from the building in lieu of the permitted 6 inches; and to permit the signs to be backlit in િ ા in lieu of the required illumination; in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioner may apply for his sign permit and be granted same upon receipt of this Orier; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) The backlighting of the signs is limited to a soft white neon type.

3) The hours of illumination of any of the signs shall not be before 7:00 AM or after 10:00 PM unless subsequently modified following a public hearing on the matter.

> Deputy Zoning Commissione of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb. 25 1988 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baitimore County, Md., appearing on

THE JEFFERSONIAN,

I ROBERT HAINES

coming Act and Regulations of Balti-nore County, will hold a public

versing on the property identification in Room 10s of the Coun

(Mice Suiteng, located at 112 V Chesepoole Avenue in Towson

Association.
Hesting Date: Manday,

Musch 14, 2400 at 2:00 p.m.

Tification signs totalling 1.35 8 sq. ft in how of the permitted one sign to

alling 105.11 sq. R. and to perm signs to project 8 inches from the building in limit of the persented 6 arches and to allow the signs to be builded in lies of the required allume

In the event that this Petition

counce within the thirty (30) day appeal period. The Zoning Camiain stoner will, however, entertain any request for a stay of the message of

said permit during this period for good cause shows. Such reques

must be an arriting and received in his office by the date of the hearing

SNOW DATE CALL 494-1994

: BEFORE THE CONING COMMISSIONER RE: PETITION FOR "ARIANCE N/S Kenilworth Dr., 171' W Marleigh Circle (1104 Kenilworth

OF BALTIMORE COUNTY

Dr.), 9th D'st., 9th District Case No. 88-356-A CHARLES T'WSON ASSOCIATES,

Petitioner

ENERY OF APPEARANCE

::::::

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Thyllie Gel Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 444 2158

I HEREBY CORFIFY that on this 5th day of February, 1988, a copy of the foregoing Entry of Appearance was mailed to Gordon L. Peltz, Esquire, 105 Ware Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zirmetman

KIDDE CONSULTANTS, INC. Subsidiary of Kidde Inc.

> 3.5442 ACRE PARCEL OF LAND KNOWN AS 1104 KENILWORTH DRIVE NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

This description is for sign variances and special hearing. BEGINNING FOR THE SAME at a point on the North side of Kenilworth Drive, said point of beginning being South 86 degrees 03 minutes 20 seconds West 171.00 feet + from the intersection of the centerline of Marleigh Circle with the North side of Kenilworth Drive, thence binding on the North Side of Kenilworth Drive (1) South 86 degrees 03 minutes 20 seconds West 64.98 feet, thence (2) North 14 degrees 08 minutes 40 seconds East 316.84 feet, and (3) North 60 degrees 53 minutes 20 seconds West 450.15 feet to a point on the South right of way line of Baltimore Beltway, thence binding on the right of way line of the Baltimore Beltway four courses: (4) North 83 degrees 39 minutes 00 seconds East 315.17 feet, (5) North 76 degrees 49 minutes 30 seconds East 198.49 feet, (6) South 78 degrees 12 minutes 20 seconds Cast 364.00 feet, and (7) South 62 degrees 15 minutes 40 seconds East 23.67 feet, thence five courses (8) South 67 degrees 43 minutes 03 seconds West 237.15 feet, (9) North 60 degrees 53 minutes 20 seconds West 26.32 feet (10) South 39 degrees 45 minutes 05 seconds West 379.42 feet, (11) North 74 degrees 03 minutes 49 seconds West 29.92 feet and (12) South 03 degrees 56 minutes 40 seconds East 156.20 feet to the place of beginning. CONTAINING 3.5442 acres of land.

KCI Job Order No. 01-59044-0 October 2, 1987 Work Order No. 46973X

March 21, 1988

Gordon L. Peltz, Esquire 105 Ware Avenue Towson, haryland 21204

RE: Petition for Zoning Variance NS Kenilworth Drive, 171' W of Marleigh Circle (1104 Kenilworth Drive) 9th Election District: 4th Councilmanic District Charles Towson Associates - Petitioner Case No. 88-356-A

Dear Mr. Peltz:

Enclosed please find the decision rendered in the above-referenced case. The Petition for Zoning Variance has been granted, subject to the restrictions noted in the attached O.der.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. for further information on filing an appeal, please contact this office.

Yery truly yours,

ANN H. WASTAROWICZ Deputy Zoning Commissioner of Baltimore County

Enclosures

AMN 10 Js

cc: Mr. Lee Klebe Triangle Signs 3343 Washington Boulevard, Baltimore, Md. 21227

People's Counsel

File

to t	Please make you he Zoning Office	r check paya , County Off	ble to Baltimo ice Building,	re County, Mar Room 113, Tows	yland and for on, Maryland	ward 21204.
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Ballim the Zo Ballim Evenin terwin Chess	NOTICE OF HEARING Zoning Commissioner of one County, by authority of one County, will note a public g on the property identified in Room 108 of the Crurty Building, located at 111 W. aprofice Avenue in Townon, and se follows:			Februar	ry 29 19	88
	estion for Zorens and Consent	THI		FY, that the anne	exed advertisem	ent of
	Charles Towson Ar souther MEARING DATE: MCNDAY MARCH 14, 1966	*	was inserted	d in the following	1:	
ide eq eq	AT 2:00 P.M. For Snow Date, Call 464-3391). Variance to permit 4 building variance to permit 26.E. R. in Sou of the permitted one protecting 106.11 aq. R. and 10 project 8 inches and upon the permitted on the permitted on the permitted of the p		☐ Catonsville☐ Arbutus Ti	Times imes	☐ Booster W ☐ Owings M M Towson F	ills Flier
property of the control of the contr	om the business of to allow the grat to be backlif in test of the quired illumination that is provided or the building or site. In the avent that this Petition is prented, a building porral may be prented, a building porral may be) t	nce a week for ne27da	ers published in r <u>one</u> by of <u>February</u> vas inserted in t	successive 19_88	inty, Maryland weeks before , that is to
	eppeal person, however, entertain meainmen will, however, entertain any request for a stay of the in-	41		February 25,	1988	
	euence of east permit permit for good cause shows. Such request must be in writing as 3 re- ceived in this office by the date of the hearing sul above or presented			reordary 22,	• • • • • • • • • • • • • • • • • • • •	
	at the hearty. J. ROBERT HAINES ZONING COMMISSIONER OF BALTIMORE COUNT 110-Town/Feb. 25			PATUXI By	ENT PUBLISHIN	IG COMPANY
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SUR1	Plaintiff	Defendent	NOIL			
IT COURT			BLICATION CF			

Baltimore County
Zoning Commissioner
Office of Planning & Zoning

Towson, Maryland 21204

Mr. Leonard Stulman

Dear Mr. Stulman:

Charles Towson Associates 1147 Donnington Circle Towson, Maryland 21204

Re: Petition for Zoning Variance Case number: 83-355-A

N/S Kenilworth Drive, 171' W Marleigh Circle

(1104 Kenilworth Drive)
9th Election District - 4th Councilmanic District

Patitoner: Charles Towson Associates
HEARING DATE: MONDAY, MARCH 14, 1988 at 2:00 p.m.

Please be advised that like is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) from the property from the time it posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

494-3353

J. Robert Haines
Zoning Commissioner

Baltimore County

494-3353

J. Robert Haines

Baltimore County (

File

Gordon L. Pelts, Esq.

Zoning Commissioner Office of Planning & Zoning

Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
Case number: 88-356-A
N/S Kenilworth Drive, 174 W Marleigh Circle
(1104 Kenilworth Drive)

9th Election District - 4th Councilmenic District

Petitoner: Charles Towson Associates
HEARING DATE: MONDAY, MARCH 14, 1968 at 2:00 p.m.

Mr. Leonard Ftulmen/Charles Towson Associates

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identi-

fied herein in Room 106 of the County Office Building, located at 111 W. Chesapeake

Variance to permit 4 building identification signs totalling 126.8 sq. ft. in lieu of the permitted one sign totalling 105.11 sq. ft. and to permit signs to project 8 inches from the building in lieu of the permitted 6 inches and to allow the signs to be backlit in lieu of the required illumination that is provided for the building or site.

In the event that this Petition is granted, a building permit may be issued within the thirt" (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

Towson, Maryland 21204

					Office of PATUXENT Publishing Company		
					10750 Little Patuxent Pkwy. Columbia, MD 21044		
NOTICE OF HEARING The Zonero Commissioner of Eatherone County is authority of Balancie County is authority of Balancie County is mad a pull of the aring on the projectly identified neterin in Poum 10% of the County Office Building lecitled at 111 W Chesaphidake Aversial in Towns in Maryland as full interest. Politon for Zonerg Vaniance. Case number 188 356 A N.S. Rechesoft Drive. 171 W Marenish Caroll. (1314 Evinancish Drive)		effor Source Date Citi 494 2011; Venicolar for permit 4 theoring specific following fact 6 says for one of the permit efforts one of the permit efforts one to project 8 as less from the permit some to project 8 as less from the permit some the permit so		March 13 19 88			
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	9th Emission 1-51 to Concentrate D Political Association Associate DATI BACHIDAY MY SIGNA MY	isiteid Ho sters E	excluded as this office by the cities the hands of the cities of the cities of process as the fraction of the cities of the citi		inserted in the following: atonsville Times		
ann aire				once a v	newspapers published in Baltimore County, Maryland week for <u>one</u> successive weeks before 27 day of <u>February</u> 19 88 , that is to same was inserted in the issues of February 25, 1988		
					PATUXENT PUBLISHING COMPANY By		
ACUIT COURT	FOR BALTIMORE COUNTY, IN EQUITY	Plaintiff	vs. Defendent	CERTIFICATE OF PUBLICATION OF			
IN THE CIRCUIT	OR BALTIMORE			ATIFICATE O			

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Juilding 111 W. Chesapeake Avenue Towson, Maryland 21204 Your petition has been received and accepted for filing this Petitioner Charles Toweon Associates Received by: James E. Dyer
Petitioner's
Attorney Gordon L. Pelts, Require
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

RE: Item No. 198 - Case No. 88-356-A

Fatition for Zoning Variance

The Zoning Plans Advisory Committee has reviewed the plans submit-

ted with the above-referenced petition. The following comments

are not intended to indicate the appropriateness of the zoning

action requested, but to assure that all parties are made aware of

plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a

written report with the Zoning Commissioner with recommendations

Enclosed are all comments submitted from the members of the

Committee at this time that offer or request information on your

petition. If similar comments from the remaining members are

received, I will forward them to you. Otherwice, any comment that is not informative will be placed in the hearing file. This

petition was accepted for filing on the date of the enclosed

Very truly yours,

JAMES E. DYER Chairman

Carnes Y. Wyer / 10

Zoning Flans Advisory Committee

filing certificate and a hearing scheduled accordingly.

as to the suitability of the requested zoning.

Petitioner: Charles Towson Associates

Gordon L. Peltz

Attorney at Law 105 Ware Avenue

Dear Mr. Pelta:

JED:cer

Enclosures

cc: Kidde Consultants, Inc.

1020 Cromwell Bridge Road

Raltimore, Maryland 2123+

Towson, Maryland 21204

COUNTY OFFICE BLDG.

Bureau of

Department of

Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Industrial

Development

Zoning Administration

State Roads Commission

411 W. Chesapeake Ave. Towson, Maryland 21204

March 9, 1988

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines TO Zoning Commissioner

Date February 23, 1988

P. David Fields FROM Director of Planning and Zoning

SUBJECT Zoning Petition No. 88-356-A

This office believes that the standards set forth in the Baltimore County Zoning Regulations provide for ample signage; consequently, we cannot support the subject request. Further, as to identification from the Baltimore Beltway, it is this office's opinion that the State Highway signs are the best means of providing direction and that all other signage should be as limited as possible. Finally, we must admit that the proposed signs are relatively

PDF:JCH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel

Copy Mailed &: Bordon L. Pelty, Ez. 3/9/58/11

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, State 400 Towson, Maryland 21204 494-3554

December 21, 1987

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 194, 195, 196, 197, 198, 199, 201, 202, 203, 204, and 205.

Very truly yours,

MSF:sb

Michael 3. Flantgan Traffic Engineer Associate II

314 20 123

Little Co. Co. Co. Co.

• File LAW OFFICES GORDON L. PELTZ 105 WARE AVENUE TOWSON MARYLAND 21204

HAND DELIVERED

March 18, 1988

Ms. Ann M. Nastarowicz Deputy Zoning Commissioner Baltimore County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

RE: Case No.: 88-356-A Petitioner: Charles Towson Associates

Dear Ms. Nastarowicz:

This letter is to follow-up on one portion of the testimony that was unclear at our hearing on March 11, 1980. You may recall that we had difficulty in determining how we arrived at the figure of 105.11 as the number square feet permitted by the zoning regulation without a petition. The confusion developed from the fact that the first floor of the building on the south side has a service drive adjacent to the entrance. On the four floors above the service drive, the building extends over the service drive. Accordingly, the top four floors are 25 feet wider than the first floor.

Rough calculations indicate a square foot area of 52,500 square feet. Since we are allowed two square feet of signage per 1,000 square feet (52.5 X 2), the allowable area without a variance would be 105 feet. Our plan (Exhibit No. 1) has a breakdown of the exact area per floor under the "General Notes". The total sign area allowed actually amounted to 105.11 square feet. The area in the four signs requested amounts to 126.8 square feet and accordingly, the additional area requested by the variance is 21.69 square feet.

If you have any questions, do not hesitate to contact me. I am sending a copy of this letter to Mrs. Ginn, the only protestant at the hearing. Although the above does not make any significant change in the testimony or evidence before you, I wanted her to be aware of this communication. Thank you for your cooperation.

Very truly yours,

GLP:dl cc: Mrs. Mary Elizabeth Ginn

ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Zoning Hearing files 88-393-XA, 88-375-A, 88-354-5PH, 88-356-A, 88-374-A,

G. G. Stephens

Posting & Advertising fees

Advertising charges relative to the above hearings acheduled for the week of March 14, 1988, were not billed in a timely manner. The charges were ascertained on Friday, March 11, 1988 at 3:45 p.m. via a telephone conversation with Judy Ridgely of the Patuxent Publishing Company. Petitioners were notified of charges via telephone as follows:

88-393-XA Petitioner: Wayne William Martin I spoke with a Ms. Diana Allen at this number at approximately 4:00 p.m. on 3/11/88.

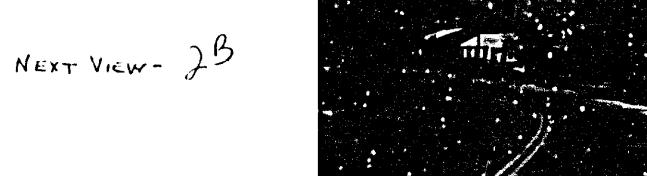
88-354-SPH Petitioner: Sylvester Taylor I spoke with Mr. Welter Tablers petitioner's attorney at 837-7207. He will bring a check and advise his client to bring in the sign and

Petitioner: James A. Greaves 242-7978 I spoke with Mrs. Greaves on Friday, March 11, 1988, a bit after 4:00 p.m.

Petitioner(s): Bestrice Piekarski 744-3103 I spo with Ms. Piekarski on 3/14/88 at approximately 7:50 a.m. Petitioner: Charles Towson Assoc.

Mr. Gordon Peltz, petitioner's attorney, was in on Friday. He will bring a blank check on the hearing date and advise his client to return the sign and post.

CHARLES TOWSON ASSOCIATES CASE NO. 88-356-A EAST APPROACH ALONG KENLWERTH DRIVE (TOWISON): FURTHEST VIEW-



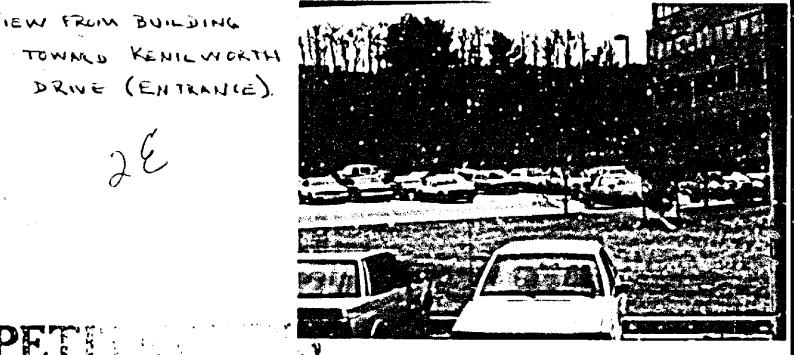
VIEW FROM INTERSECTION UI/ MAKLEIGH 7/



CASE NO. 88-356-A VIZW-APPROACH WEST ON KENILWCZTH DK (FROM CHARLES) -TAKEN FROM APART-MENT ENTRANCE.

CHARLES TOWSON ASSOCIATES

YIEW FROM BUILDING DRIVE (ENTRANCE).

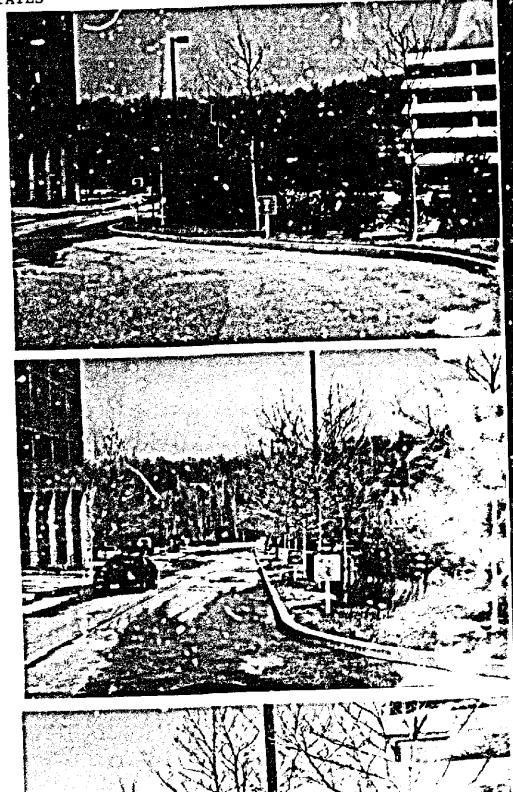


PET! EXPANDE 2

CHARLES TOWSON ASSOCIATES (3) CASE NO. 88-356-A APPROACH ONCE IN DRIVEWAY:-FROM STREET -

FR & DRIVEMBY MERGE POINT -

FROM OUR FIRST DRIVE ENTRANCE

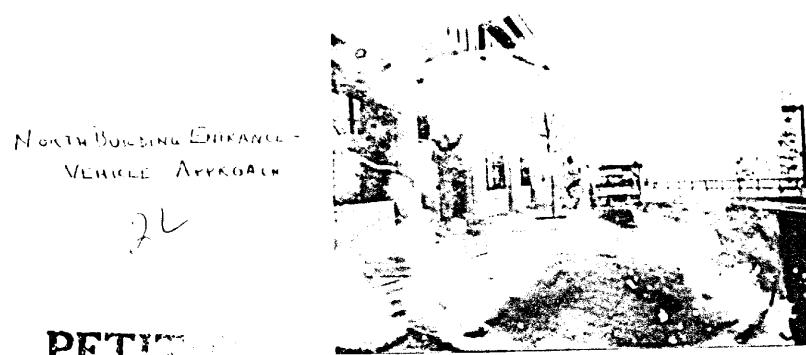


CHARLES TOWSON ASSOCIATES CASE NO. 88-356-A VIEW OF BUILDING-FROM PAKKING LOT. ENIRANCE TO BUILDING. EXH

South DWILDING ENTRANCE -VEHICLE AFFRONCH

CHARLES TOWSON ASSOCIATES

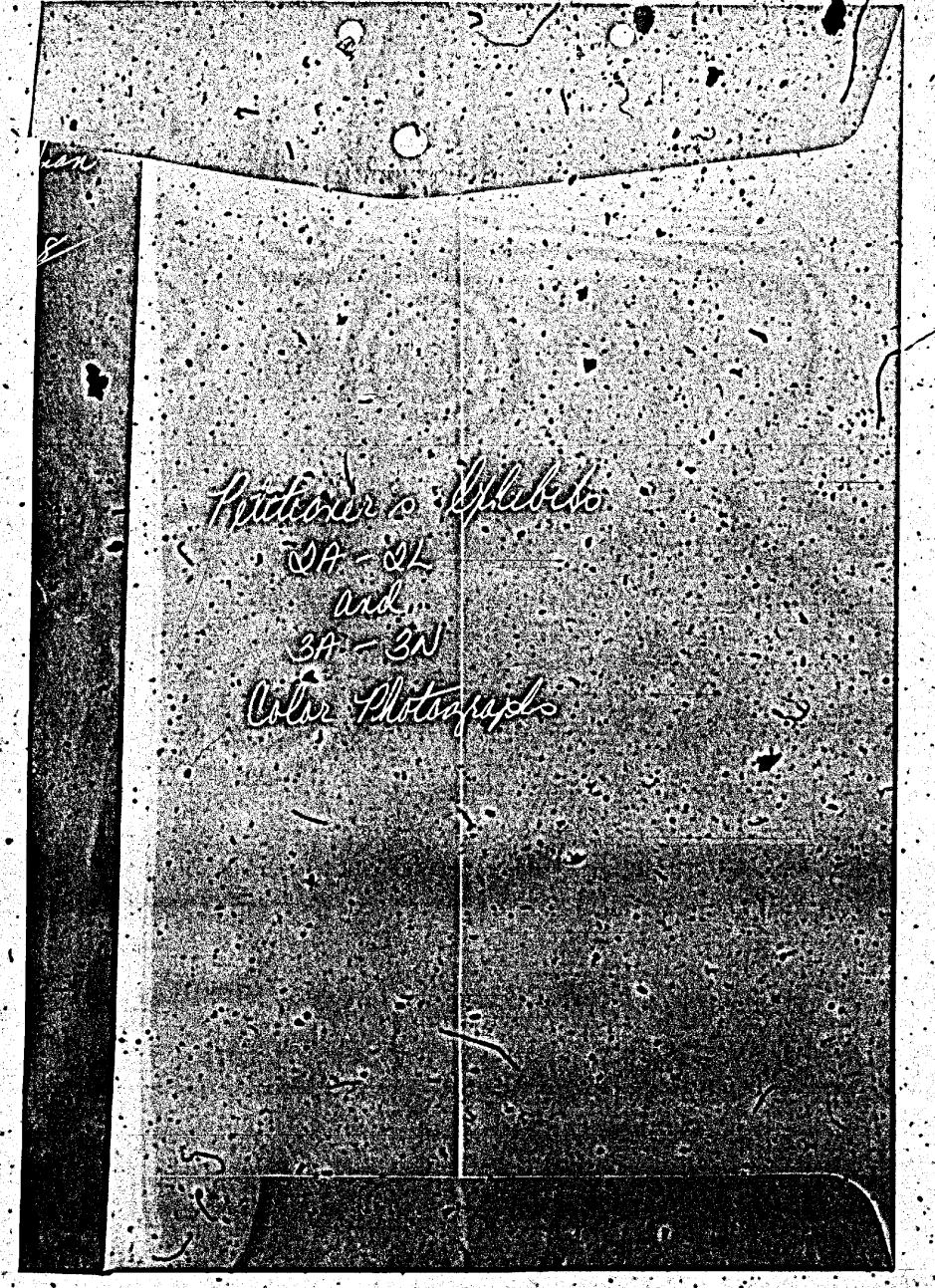
CASE NO. 88-356-A

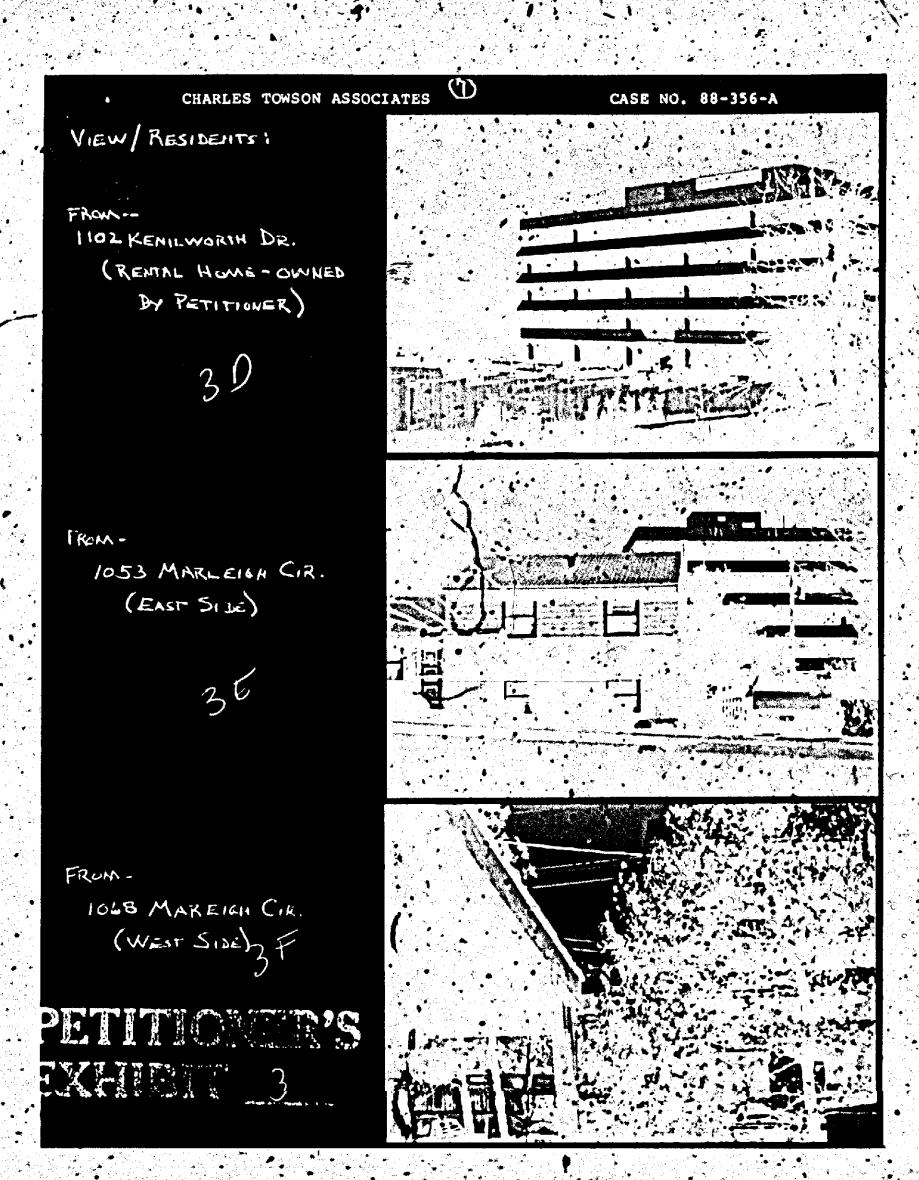


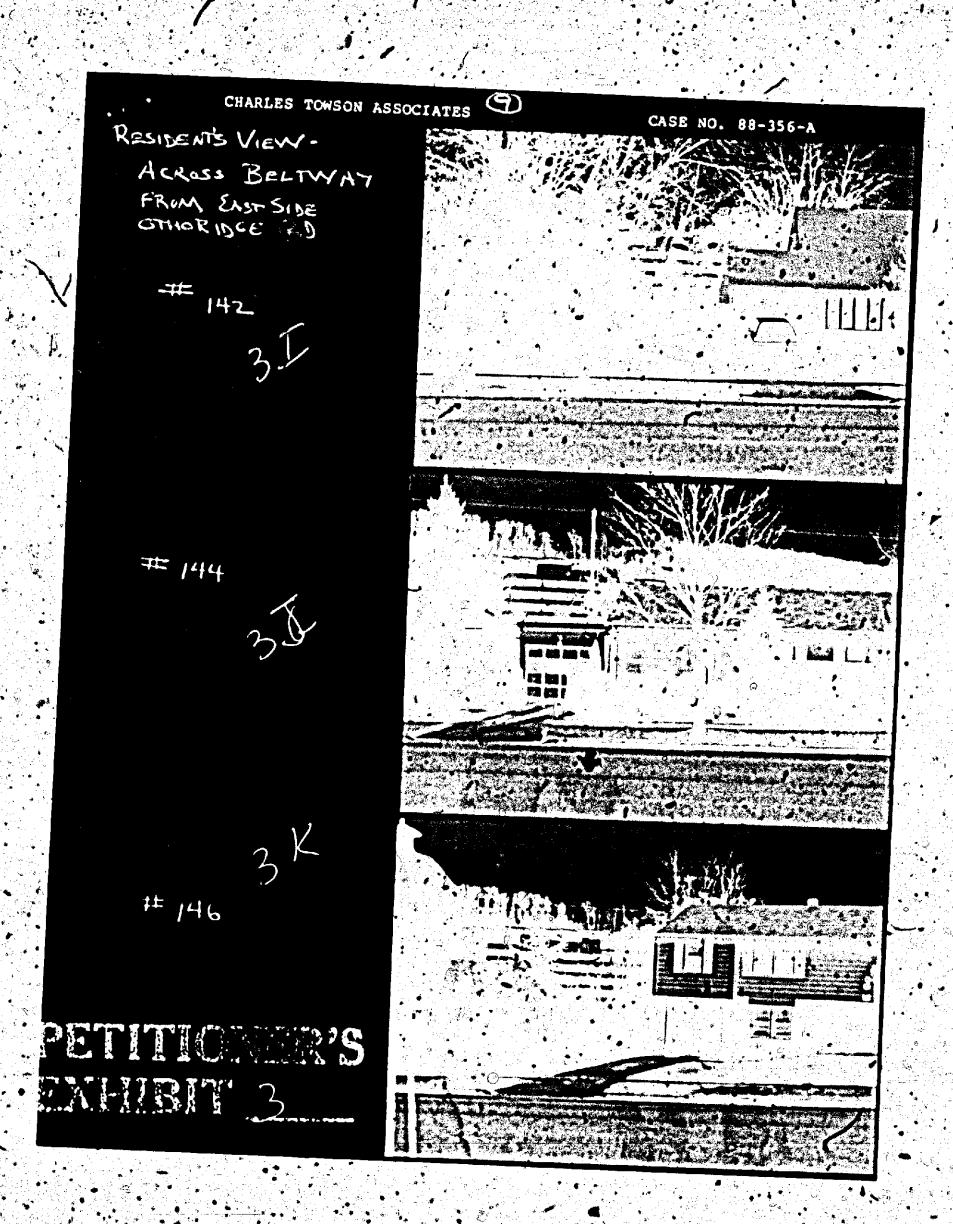
CHARLES TOWSON ASSOCIATES RESIDENTS VIEW FROM SCHINSIER OF KENILWORTH DK. From 1101 Kenicwozin DK.

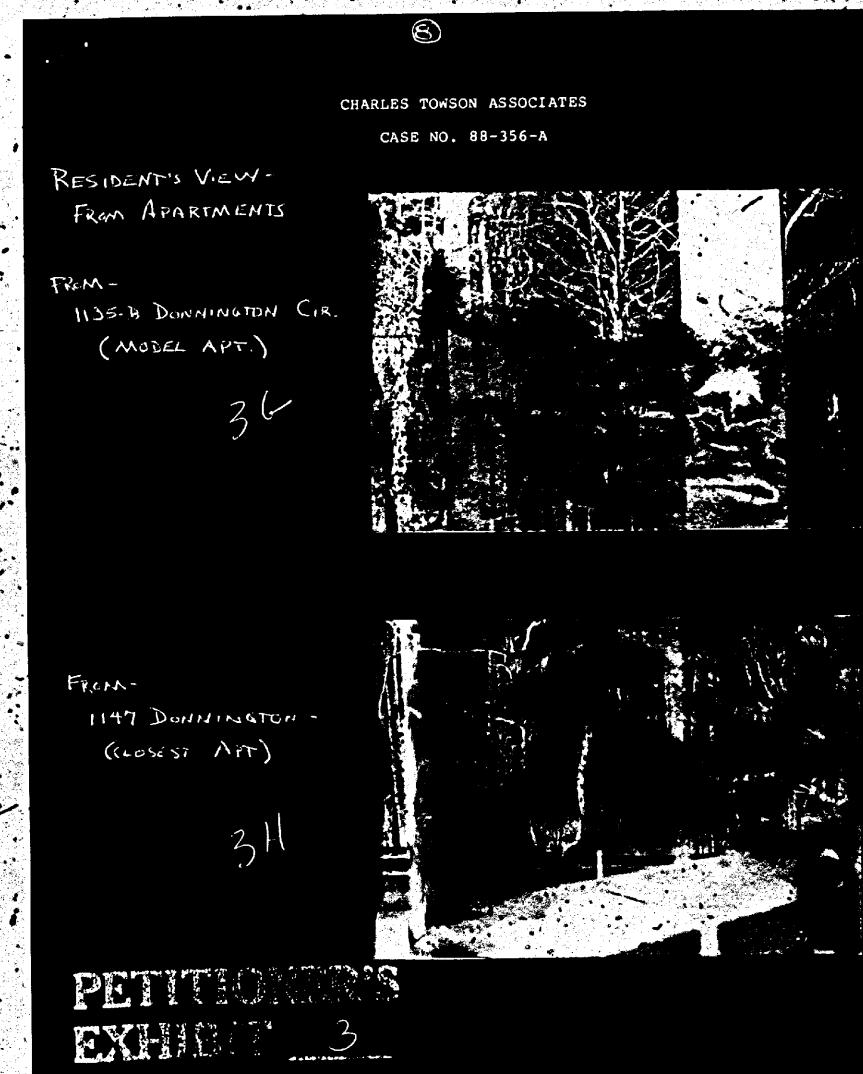
FROM 1103 KENILWORTH DR.

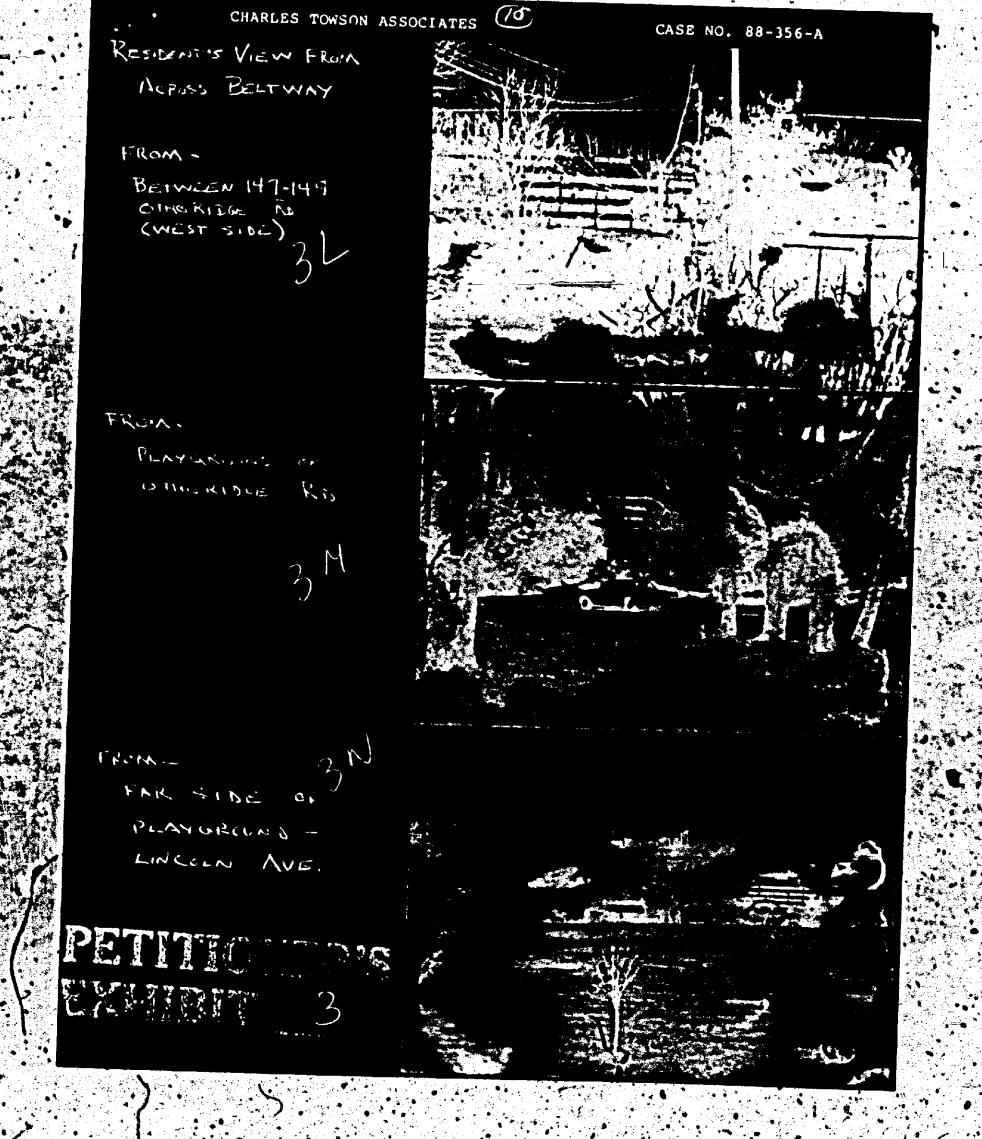
EXHIBIT 3



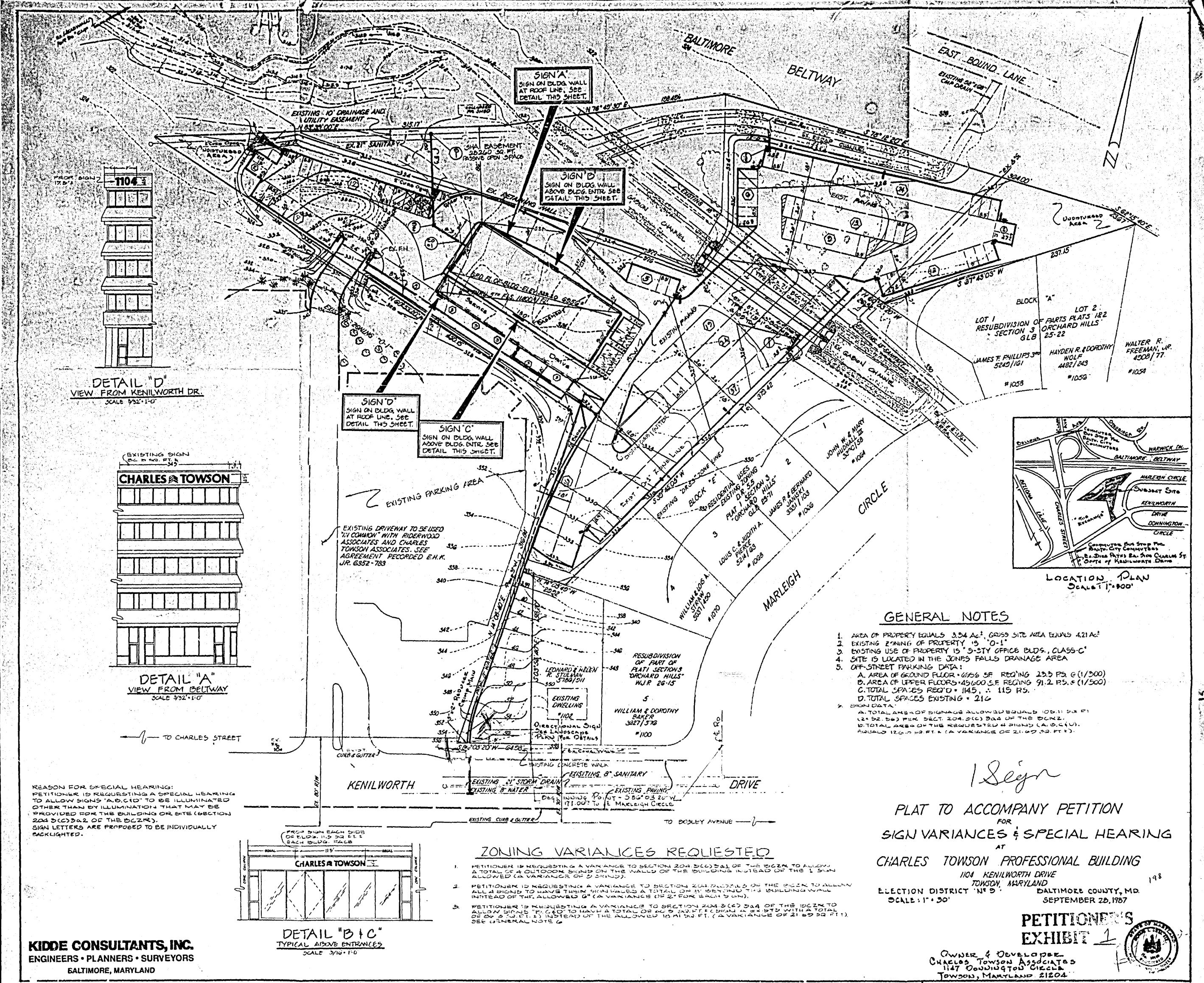












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